



Bill Spiewak

CONSULTING ARBORIST

January 19, 2007 Registered Consulting Arborist #381 • American Society of Consulting Arborists

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Tree Inventory and Assessment: Villa Flores Apartments 601 East Anapamu St., Santa Barbara

BACKGROUND

I met with Katie O'Reilly Rogers on January 4, 2007, to look at the grounds within the parameters of Villa Flores Apartments at 601 East Anapamu Street. Her client was interested in improving the landscape that was installed years ago. Many of the trees and shrubs had grown to the point where they were large, leggy and conflicted with each other, competing for light thus limiting sunshine to the complex. Katie requested that I look at the trees and make recommendations for removal and retention in an effort to assist in her in design of a new and improved landscape.

ASSIGNMENT

I have been assigned to inspect the landscape and make recommendation to remove or retain trees within the property. My findings were to be compiled in a report.

SCOPE OF PROJECT

- I assessed trees on the property that were identified on a site plan provided by the office of Katie O'Reilly Rogers. I added tree numbers to the plan and prepared a corresponding table with the tree inventory (see page 4).
- Small shrubs, shrub-sized trees, and birds of paradise have not been included in this report.

GENERAL OBSERVATIONS

1. I looked at 89 items on the property, although several items represent more than one tree and approximately 100 trees are represented.
2. Aside from several oaks and a toyon, most of the trees are non-native.
3. The canopy density on the property has adversely affected the form of many trees by limiting light to one side of the crown, and in many instances, causing dieback of lower limbs. Many trees are poorly defined due to overgrowth of conflicting limbs.

4. There is an assortment of palms on the property that have been minimally to harshly pruned. Spike marks are visible on some stems and chain saws have cut too far into several tender trunks.
5. A large stone pine is in decline and causing damage to the sidewalk and side of the building.
6. Other trees are also growing too close to walkways and structures, and roots are causing damage.
7. Although the grounds are tidy, soil biology has been impacted, largely due to removal of organic material from raking.

DISCUSSION

Landscapes are often installed with good intentions. However, more frequent than less, as property ownership changes along with priorities, plants often grow beyond the plan for which they were intended. Thus the result is an overgrown landscape or groups of plants that have been maintained with goals of tidiness rather than ideal health and structure.

As I look over this property, it is obvious that more trees are growing where less were intended, or at least the mature sizes and placement requirements were overlooked. In my assessment itemized below, I have considered size, density, health, and structure of each tree and whether or not removal or retention is in the best interest of the property and landscape. Some of the larger trees need to be removed due to their poor health, structure and/or damage they are causing to the infrastructure of the property.

CONCLUSIONS

- Based on my assessment, forty-five of the one hundred trees and shrubs listed should be removed. Although most are tree-like shrubs, ten are medium to large palms, three are medium sized black acacia, three are medium sized pines in poor condition either biologically or structurally and one large tree is a stone pine in poor condition that is causing damage. This will allow remaining trees to become well defined in the landscape and encourage growth into spaces that will enhance their health and structure.
- Removing the designated plants will also allow more sunlight to residents and property, and support an improved under-story landscaping.
- Removing designated trees will reduce further damage to the infrastructure from trunks and tree roots.

RECOMMENDATIONS

1. Remove trees as designated in the report.
2. Prune trees as recommended. A competent tree service that is supervised by a qualified Certified Arborist should perform the work.
3. When pruning palms, avoid climbing spikes and chain saws on trunks. Use climbing ropes, saddles, ladders, bucket trucks, and handsaws where necessary. Chain saws may be used to cut fronds and frond bases but not shave the trunks.
4. Other trees should be crown cleaned and crown thinned as recommended in the plan. Crown thinning is removing deadwood, diseased and non-contributing interior branches. Crown thinning is reducing density and weight of the crown with thinning cuts as opposed to heading cuts (appropriate for hedges and fruit trees)
5. Pruning of trees should be done in accordance with *ANSI A300 Pruning Standards* and *ISA Best Management Practices*.

ARBORIST DISCLOSURE STATEMENT AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

I Bill Spiewak, certify:

That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed: Bill Spiewak
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Board Certified Master Arborist #310B
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August 11, 2007

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RE: Villa Flores

BACKGROUND

The Villa Flores apartment complex is at 601 East Anapamu in Santa Barbara. Recently, a grounds crew removed a stairway and a large section of a stonewall along the east sidewalk of Salsipuedes Street, the western border of the property. According to Katie O'Reilly Rogers, the landscape architect representing the property owner, the Santa Barbara Architectural Review Board has required the owner to rebuild the entire wall. Katie was concerned about potential damage to two date palms along the wall and also the best location to replace the stairway. I went to the site on 8/9/07.

ASSIGNMENT

I have been assigned to assess the condition of the two date palms and recommend a location for the stairway leading from the sidewalk on Salsipuedes street to the west side of the apartment complex.

LIMITS OF THE ASSIGNMENT

My opinions of potential damages in this report are based on experience with trees and knowledge about soil interaction with tree roots. I do not claim to be an expert in soil physics.

USE OF THIS REPORT

I intend for this report to offer an opinion on potential damages from restoring the entire wall and lead to a reassessment by the ABR requiring restoration of smaller sections.

OBSERVATIONS

1. There is a rock wall along Salsipuedes street that retains the upper soil level at least 5' higher than the sidewalk.
2. At that upper level and alongside the wall are two large and healthy date palms (*Phoenix canariensis*). One palm more to the center section of the wall has a 36" DBH (diameter at breast height measured at 54" above ground). The second palm has a 20" DBH and is at the south end of the wall.
3. The center of the trunk of the larger palm is 4' from the inside edge of the wall. However, its massive root ball easily spreads at least 6' on all sides except on the

west side where it grows into the wall. Roots are visible through the spaces between stones in the wall.

4. The second palm is closer to the wall with roots that also grow through the spaces between stones.
5. The larger tree (approximately 75' tall) is taller than the adjacent high voltage wires and is precariously close.
6. The second palm is shorter (approximately 35' tall) but has palm fronds that grow into the low voltage electrical, telephone and cable TV wires.
7. A grounds crew removed a significant section of the rock wall and stairway, thus exposing the large root mass of the larger palm. It has since been watered and covered with carpet to resist water loss.
8. There is a 28" DBH oak near the larger palm but much further back from the center section of the wall.
9. According to Katie O'Reilly Rogers, the Architectural Review Board of the City of Santa Barbara has required restoration of the entire wall. This will require disassembling the existing wall and rebuilding it. In the process, roots of both trees will be cut and the retained soil will become exposed and unsupported.

DISCUSSION

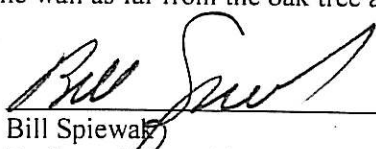
Date palms can often withstand root loss as often noticed by the commonly successful relocation of this tree species. This is largely due to the fibrous root system and resilience of the tree. It is also commonly recognized that these date palms are extremely heavy and require large cranes and flatbed trucks when they are moved.

My concern lies with disassembly of the existing stonewall that supports these massive palms so close to the sidewalk, street and high voltage wires. There is a high potential for movement of the root ball during the restoration of the wall and the consequences could be tragic. When unsupported, the weight of the tree and root ball could cause shearing of underlying soil, resulting in sliding or possibly toppling to the west into the high voltage wires and road.

CONCLUSION

- Restore the wall as necessary but without incorporating the sections near the palm trees.
- When restoring a stairway from the sidewalk to the complex, place it to the north end of the wall as far from the oak tree as possible.

Prepared by:


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Photo 1: View of the larger palm. Arrows point to high voltage wires. The lower wires are low voltage electrical, telephone and cable TV. Carpet covers a portion of the exposed root ball. The smaller palm is at the upper right edge of the photo by the pole.



Photo 2: The smaller palm. Note its location next to the wires and pole.



Photo 3: A close up of the removed section of the wall and the exposed massive root ball.



Photo 4: Note the proximity of the root mass to the wall.

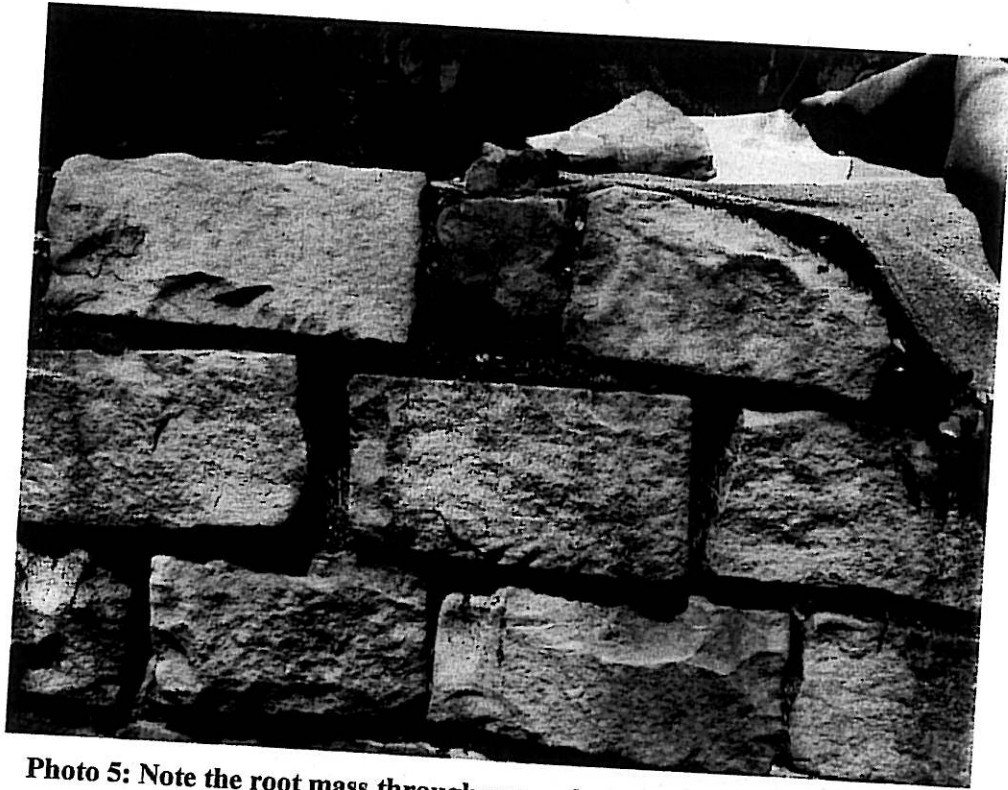


Photo 5: Note the root mass through spaces between the stones in the wall.

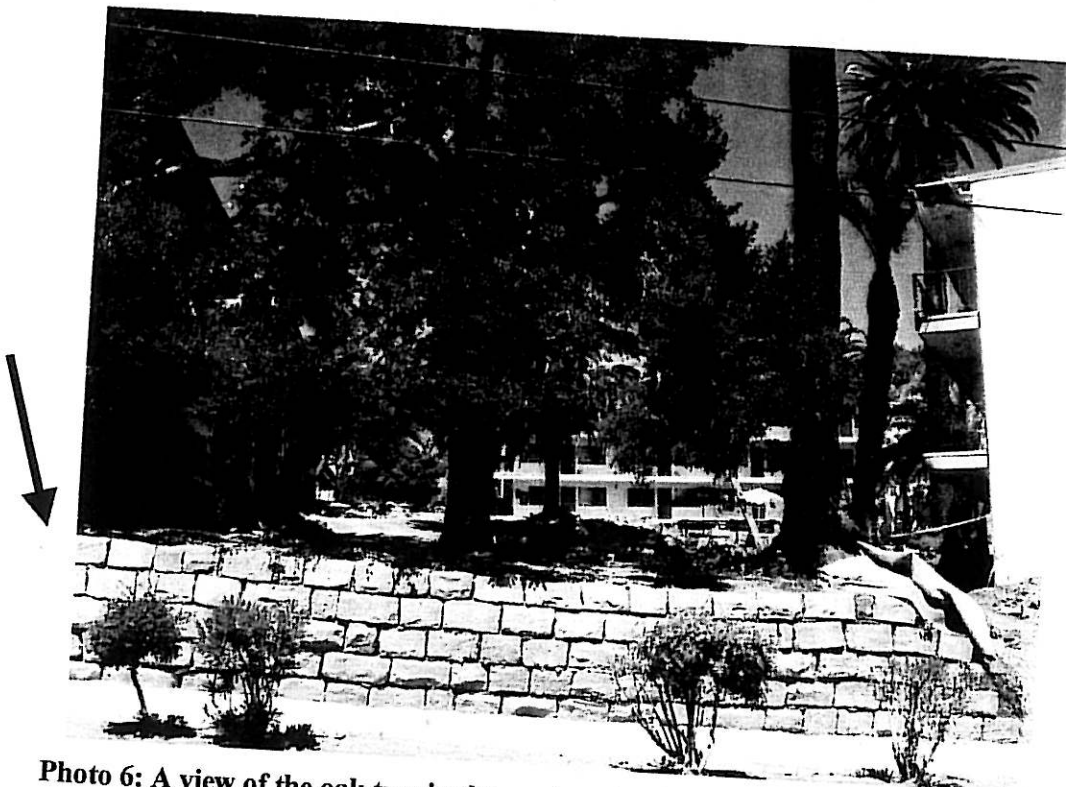


Photo 6: A view of the oak tree in the center. A new stairway should be located to the left (north end) of the wall. Arrow